

**TOWN PLAN AND ZONING
COMMISSION**

Issued: January 31, 2019

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING
MONDAY, FEBRUARY 4, 2019
LEGISLATIVE CHAMBER, ROOM 314
TOWN HALL, WEST HARTFORD, CT 06107**

DRAFT MINUTES

ATTENDANCE: Chair: Kevin Ahern, Vice Chair: Kevin Prestage, Commissioners: John O'Donnell, Liz Gillette Alternates: Gordon Binkhorst, Andrea Gomes
Staff: Todd Dumais, Town Planner

ABSENT: Commissioner: Michele Maresca

CALL TO ORDER/ROLL CALL: 7:00 P.M.

MATTERS FOR PUBLIC HEARING SHALL BE CALLED AT 7:15 P.M.

ANNUAL MEETING: TPZ election of officers, selection of committee representatives, and approval of rules and regulations.

Assignment of the following TPZ Officers and Committee. Motion/Prestage; Second/O'Donnell; Vote 4-0

- a. Chairman: **Kevin Ahern**
- b. Vice-Chairman: **Kevin Prestage**
- c. Secretary: **Todd Dumais**
- d. Town Council Community Planning and Physical Services Committee:
TPZ Liaison: **Kevin Prestage**
Alternate: **Andrea Gomes**
- e. Capitol Region Council of Governments:
TPZ Liaison: **Liz Gillette**
Alternate: **Michele Maresca**
- f. Conservation and Environment Commission:
TPZ Liaison: **Gordon Binkhorst**
Alternate: **John Martin O'Donnell**

MINUTES:

- 1. Approval of Minutes:
 - a. Minutes of the Regular Meeting, Monday, January 7, 2019



TOWN OF WEST HARTFORD

TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CONNECTICUT 06107-2431
(860) 561-7555 FAX: (860) 561-7504
www.westhartfordCT.gov

An equal Opportunity/Affirmative Action Employer

Motion/Gillette; Second/Prestage; Vote 4-0 (Ahern, Prestage, Gillette O'Donnell)

COMMUNICATIONS:

2. **56 Hunter Drive-** Applications (IWW #1093 – Item #8 and IWW #1094 – Item #9), request by David Whitney, P.E., on behalf of Taylor and Paige Scyocurka (R.O.), to withdraw both applications. *Communication received. Request to withdraw applications approved. Motion/Gillette; Second/O'Donnell; Vote 5-0 (Binkhorst seated)*

NEW BUSINESS:

3. **60 North Main Street – North Cemetery** – Application (SUP #1333) of Rick DiBella, Superintendent requesting Special Use Permit approval to add 312 two-grave plots to an unused portion of North Cemetery. (Submitted for TPZ receipt on February 4, 2019. Suggest required public hearing be scheduled for March 4, 2019.)

The TPZ acted by **unanimous vote (5 -0)** (*Motion/O'Donnell; Second/Prestage*) (*Binkhorst seated for Maresca*) to schedule this matter for public hearing on **Monday, March 4, 2019 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.**

4. **1563 Asylum Avenue (Elizabeth Park)** - Application (IWW#1096) of Mark Fisher, TO Design, LLC, on behalf of the City of Hartford (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes to replace the existing temporary concert stage and construct a new permanent stage with sidewalk access and stairs totaling approximately 338 s.f., within an upland review area. (Submitted for IWWA receipt on February 4, 2019. Presented for determination of significance.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (5-0)** (*Motion/Prestage, Second/O'Donnell*) (*Binkhorst seated for Maresca*) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **March 4, 2019** at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

5. **1563 Asylum Avenue (Elizabeth Park)** - Application (SUP #1334) of Mark Fisher, TO Design, LLC, on behalf of the City of Hartford (R.O.) requesting approval of a Special Use Permit to replace the existing temporary concert stage and construct a new permanent stage with sidewalk access and stairs totaling approximately 338 s.f. (Submitted for TPZ receipt on February 4, 2019. Suggest required public hearing be scheduled for March 4, 2019.) *Required public hearing scheduled for March 4, 2019. Motion/O'Donnell; Second/Gomes; Vote 5-0. (Gomes seated)*

The TPZ acted by **unanimous vote (5 -0)** (*Motion/O'Donnell; Second/Gomes*) (*Gomes seated for Maresca*) to schedule this matter for public hearing on **Monday, March 4, 2019 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.**

6. **76 LaSalle Road (Mission Escape Game Room)**- Application (SUP #1298-LB-19) of Lasalle Road Partners, LLC, R.O. (Mission Escape Games Connecticut, Inc., David Chen) requesting TPZ review of compliance with the conditions of SUP #1298 approved February 6, 2017. Original approval for an indoor amusement facility that fosters communication, leadership and problem solving skills in a group setting, now known as Mission Escape Game Rooms. (Submitted for TPZ receipt on February 4, 2019. Suggest required public hearing be scheduled for March 4, 2019.)

The TPZ acted by **unanimous vote (5 -0)** (*Motion/O'Donnell; Second/Binkhorst*) (*Binkhorst seated for Maresca*) to schedule this matter for public hearing on **Monday, March 4, 2019 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.**

PUBLIC HEARING CALLED AT 7:30 P.M.

7. **1445-1459 New Britain Avenue (Edge Fitness Club)**- Application (SUP #1332) of FW CT-Corbins Corner Shopping Center, LLC (R.O.) (Robin Pearson, Attorney) requesting Special Use Permit approval pursuant to Section 177-37.1 to permit 24 hour of operation a proposed personal service establishment known as Edge Fitness Club. (Submitted for TPZ receipt on January 7, 2019. Public hearing scheduled for February 4, 2019.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (5 -0)** (*Motion/Gillette; Second/Gomes*) (*Gomes seated for Maresca*) to **APPROVE** the Special Use Permit application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.

- b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.
2. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by January 2021 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.

8. **56 Hunter Drive-** Application (IWW #1093) of David Whitney, P.E. on behalf of Taylor and Paige Scyocurka (R.O.) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an onsite soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on November 7, 2018. Required public hearing scheduled for January 7, 2019. Per applicants request public hearing opened and immediately continued without testimony to February 4, 2019. *Note: Per communication # 2, applicant has requested withdrawal of the application.*)

The IWWA acted by **unanimous vote (5-0)** to accept your request to withdraw the application.

9. **56 Hunter Drive-** Application (IWW #1094) of David Whitney, P.E. on behalf of Taylor and Paige Scyocurka (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes to demolish the existing residence, construct a new approximately 3,484 s.f. single-family dwelling with attached garage and perform associated site improvements, including an in-ground pool all within the upland review area. (Submitted for IWWA receipt on November 7, 2018. Determined to be potentially significant and set for public hearing on January 7, 2019. Per applicants request public hearing opened and immediately continued without testimony to February 4, 2019. *Note: Per communication # 2, applicant has requested withdrawal of the application.*)

The IWWA acted by **unanimous vote (5-0)** to accept your request to withdraw the application.

TOWN COUNCIL REFERRAL:

10. **1445-1459 New Britain Avenue (Edge Fitness Club)** – SDD #6-R1-19 – Application of FW CT-Corbins Corner Shopping Center, LLC, owner of 1459 New Britain Avenue (Robin Messier

Pearson, Attorney). The applicant proposes to amend SDD #6 to allow Edge Fitness, proposed tenant for space previously occupied by Toys-R-Us space, signage that remains lit for 24 hours or for a half hour after Edge Fitness closes, façade changes to the front of the club including along the walkway between parking areas, additional windows on the side and rear (south and east elevations) of the building, and improvements to the pedestrian walkway area including landscaping enhancements. (Town Council receipt January 8, 2019. TPZ receipt February 4, 2019. Town Council public hearing scheduled for February 12, 2019.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by unanimous vote (5-0) (Motion/O'Donnell; Second/Prestage) to **RECOMMEND APPROVAL** of the subject application finding the request consistent with the Plan of Conservation and Development

During its discussion and deliberation on this matter, the Commission made the following findings which it has prepared for the Council's consideration:

1. The Commission supports the Applicant's request for the signage to remain lit for 24 hours insofar as the Fitness Club is open to its members. For periods when the club is closed, the illumination of the signage should be treated in a manner consistent with the restrictions applicable to the rest of the plaza.

11. **Resolution Authorizing Acceptance of a Drainage Easement to Town Plan and Zoning-** (Town Council receipt on January 8, 2019. TPZ receipt on February 4, 2019.) ***Recommend APPROVAL. Motion/O'Donnell; Second/Gillette; Vote 5-0. (Gomes seated)***

MEETING ADJOURNED: 8:55 P.M.

U: shareddocs/TPZ/Minutes//2019/Feb 4_final